

**Notice of Intent to Adopt Mitigated Negative Declaration
for MacArthur at Dolphin-Striker Way Project
City of Newport Beach
(PA No. 2010-135)**

Notice is hereby given that the City of Newport Beach has completed a Mitigated Negative Declaration for the construction of new commercial development located at 4221 Dolphin-Striker Way, Newport Beach, California. The project applicant, Ridgeway Development, proposes to construct an approximately 13,525 square feet of new retail and food uses to replace an existing single-story, 7,996 square-foot vacant restaurant. Approximately 5,000 square feet would be allocated for food use while the remaining 8,525 square feet would accommodate retail uses. The new development will consist of two, single-story free standing buildings. Each has a maximum building height of 29 feet. It is anticipated the food uses would have hours of operation of 7pm to 11pm daily, and 9am to 7pm for retail commercial uses.

Development of the proposed project would require the following entitlements from the City of Newport Beach:

- **Amendment to the PC-11 Newport Place Planned Community.** The PC Text amendment would create new statistical analysis standards, permitted uses and development standards by changing the subject site (Parcel 1) from “Restaurant Site 1” to “General Commercial Site 8”.
- **A Transfer of Development Intensity.** The transfer of 54 un-built hotel units, which equates to approximately 5,529 square feet of specialty retail from Hotel Site 2-B located at 1301 Quail Street to the proposed project site.
- **Use Permit.** Use permit approval for the additional of 16-space off-site parking provision and reduction of 15 off-street parking spaces with a parking management plan.

On the basis of the Initial Study, City staff has concluded that the project would not have a significant impact on the environment and has therefore recommended adoption of a Mitigated Negative Declaration (MND). The MND reflects the independent judgment of City staff and recognizes project design features, previous environmental evaluations, and standard construction and engineering practices, requiring review and reevaluation of future projects as contributing to avoidance of potential impacts. The project site does not include any sites on an Environmental Protection Agency hazardous waste site list compiled pursuant to Government Code Section 65962.5.

The MND is available for a 20-day public review period beginning July 15, 2011 and ending August 3, 2011. Copies of the document are available for review at the Newport Beach Planning Division, located at 3300 Newport Boulevard, Building C, Newport Beach, CA 92663, between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. The document can also be accessed online at: <http://www.newportbeachca.gov/index.aspx?page=1347>. Any written comments on the proposed project must be received no later than August 3, 2011, at 5:00 p.m. to the attention of Rosalinh Ung at the address listed below.

The City’s Planning Commission is tentatively scheduled to consider this item at a regular meeting to be held on Thursday, September 8, 2011, 6:30 p.m., at the City of Newport Beach Council Chambers, 3300 Newport Boulevard, Newport Beach, CA 92658. For additional information, please contact Rosalinh Ung, Associate Planner, at (949) 644-3208 or at rung@newportbeachca.gov.

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